

# \$379,900 - 91 Sage Bluff Gate Nw, Calgary

MLS® #A2201056

**\$379,900**

2 Bedroom, 1.00 Bathroom, 722 sqft

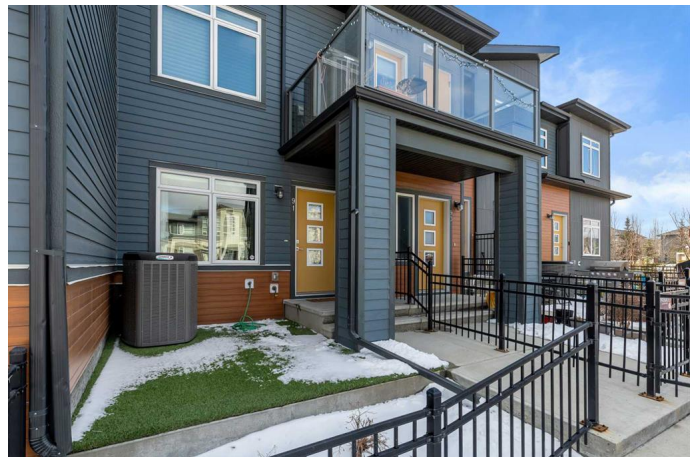
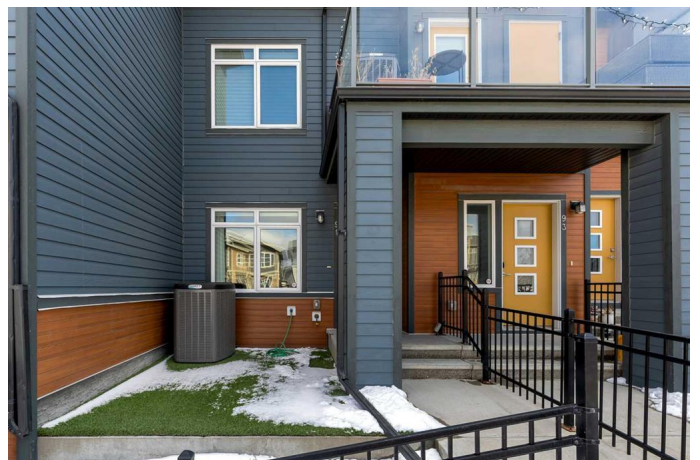
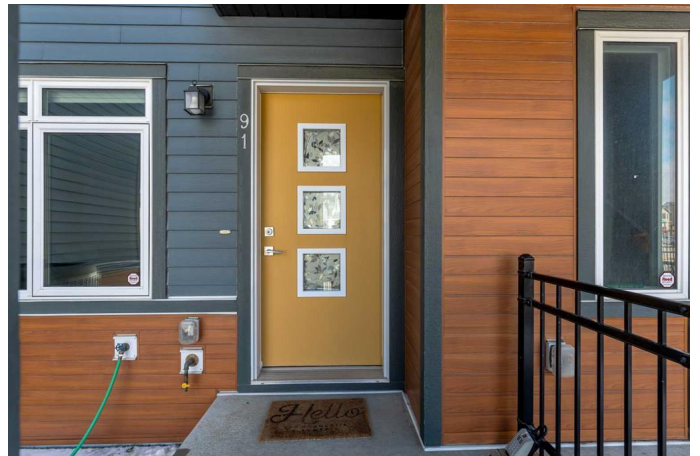
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your cozy 2-bedroom bungalow townhome with an attached double tandem garage! This upgraded former show home, built by Brookfield, is located in the sought-after NW community of Sage Hill. This immaculate home boasts two spacious bedrooms, one full bathroom, and a bright, open-concept living area. You'll love the curb appeal and convenience of having artificial turf fenced in front of the sitting area, making it a perfect space for a furry friend to enjoy some fresh air.

Once inside, the perfect blend of functionality and modern luxury will impress you, featuring luxury vinyl plank flooring and oversized windows that allow natural light to flow in. Stay cool in the summer with central air conditioning! Enjoy easy one-level living with in-suite laundry and plenty of storage space. The master bedroom features a first-class California built-in walk-in closet designed to maximize functionality.

Experience maintenance-free living with low condo fees in this reputable, well-managed complex. This fantastic NW location is close to all amenities, including walking trails, public transportation, parks, playgrounds, shopping, and schools, with easy access to Stoney Trail. Moreover, proximity to Symons Gate provides easy access to Creekside, Nolan Hill, Beacon Hill, and plenty of dining options. Don't miss out on this move-in ready opportunity—see



this home sweet home today!

Built in 2017

### Essential Information

MLS® #	A2201056
Price	\$379,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	722
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	91 Sage Bluff Gate Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Basement                None

## **Exterior**

Exterior Features    Playground, Private Entrance, Private Yard, Storage  
Lot Description      Front Yard, Landscaped, Low Maintenance Landscape  
Roof                    Asphalt Shingle  
Construction        Vinyl Siding, Wood Frame  
Foundation          Poured Concrete

## **Additional Information**

Date Listed            March 13th, 2025  
Days on Market      28  
Zoning                 M-1  
HOA Fees              90  
HOA Fees Freq.      ANN

## **Listing Details**

Listing Office        RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.